



# HOLLADAY CITY COUNCIL SUMMARY REPORT

**MEETING DATE:** November 7, 2013

**AGENDA ITEM:** Pheasant Grove Rezone

**SUBJECT:** Rezone 4.2 acres of land located at 5559 S Highland Dr. from R-1-43 to R-1-10 zoning

**SUBMITTED BY:** City of Holladay Planning Commission

**RECCOMENDATION:** The Planning Commission recommends adoption of the proposed zone change with the following suggested provisions:  
(Please note: These are from minutes that are not yet approved)

- *Recommending rezone for no more than 11 lots as has been proposed.*
- *Any change in the proposal would revert to R-1-43 zoning.*
- *Lots fronting Highland Drive are smaller with larger lots to the back as a transition.*
- *The Planning Commission is willing to recommend approval as it applies to this particular applicant and his ability to build the project. If this property is sold to a third party, the zoning will revert back.*
- *Work on the project commences within a reasonable length of time (to be determined by the City Council) from Final Plat approval.*

**SUMMARY:** The applicant, Norm Dahle, wishes to rezone this property from R-1-43 (one acre) to R-1-10 (one quarter acre) in order to be able to subdivide the property and build 11 homes on roughly 1/3 to 1/2 acre lots.

**ANALYSIS** This petition meets all City of Holliday requirements for rezone and it is in compliance with Appendix K of the General Plan – the Highland Drive Corridor Master Plan.

**FISCAL IMPACT:** If the rezone is adopted - the proposed subdivision and eleven new homes could bring approx, \$111,000 in Land Use, Impact, Development, and Building Permit fees to the City plus ongoing property tax receipts of approx. \$8,827 per year.

**CONTACT PERSON:** Rick Whiting, City Planner

**EXHIBITS:** City Council Summary Report & Planning Commission Staff Reports with supporting maps, graphics, photos and documentation